

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
MEETING OF AUGUST 24, 2016  
TO BE REPORTED OUT SEPTEMBER 14, 2016**

2016 SEP 13 PM 12:46

**NO. A-8233 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT # 02016-3989**

**Common Address:** 1934-1936 N Bissell Street  
**Applicant:** Alderman Michele Smith  
**Change Request:** RM-S.S Multi Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. 18681-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1606**

**PASS AS AMENDED  
AMENDED TO TYPE 1**

**Common Address:** 1516 W Huron St.  
**Applicant:** Edyta and Andrzej Rogowski  
**Owner:** Edyta and Andrzej Rogowski  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** R53 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
**Purpose:** To demolish the existing building and build a new 4 story, 3 dwelling unit residential building; 3 parking spaces; not commercial space; 4 story, height 44'-11"

**NO. 18684-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1609**

**PASS AS AMENDED  
TYPE 1 PLANS AMENDED**

**Common Address:** 1317-1335 N Western Ave  
**Applicant:** Gibbons Construction LLC  
**Owner:** Gibbons Construction LLC  
**Attorney:** Thomas Moore  
**Change Request:** C2-2 Motor Vehicle related Commercial District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** To construct a new 5 story, 39 dwelling unit building with no commercial space. There will be 32 parking spaces and one 10 x 25 x 14 loading berth. The height of the building will be 60 feet

**NO. 18782 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3915**

**Common Address:** 2425 W Haddon Ave  
**Applicant:** 242SHADDON INC  
**Owner:** 242S HADDON INC  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District  
**Purpose:** To demolish the existing buildings and build a new 3 story, 3 dwelling unit residential building; 3 parking space; no commercial space 3 story, height 38'.

**NO. 18663 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-654**

PASS AS AMENDED AND REVISED

**Common Address:** 2015-31 N. Mendell St.

**Applicant:** 2017 Mendell Baker, LLC

**Owner:** 2017 Mendell Baker, LLC

**Attorney:** Rolando Acosta

**Change Request:** PMD 2 Planned Manufacturing District No. 2, Sub. District A to a Business Planned Development

**Purpose:** Four story (S7'4" in height) building containing approximately 65,000 sq ft for office use with 49 parking spaces and one loading berth.

**NO. 18860 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #02016-4778**

PASS AS REVISED

**Common Address:** 9 West Walton Street

**Applicant:** West Walton Chicago Investors LLC

**Owner:** 9 West Walton Condominium Developer LLC

**Attorney:** Paul Shadle and Katie Jahnke Dale

**Change Request:** Residential Business Planned Development No. 1043 to Residential Business Planned Development No 1043, as amended

**Purpose:** The Applicant requests a rezoning of the subject property Residential-Business Planned Development Number 1043 to Residential-Business Planned Development Number 1043, as amended to allow for construction of a residential building containing approximately 71 dwelling units, approximately 74 parking spaces, ground floor commercial/retail space and accessory and incidental uses

**NO. 18673 ( 3<sup>rd</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-665**

PASS AS REVISED

**Common Address:** 3300 S. Federal St.

**Applicant:** Armour Institute, LLC

**Owner:** Illinois Institute of Technology

**Attorney:** Rich Klawiter and Katie Jahnke Dale of DLA Piper LLP (US)

**Change Request:** Institutional Planned Development No. 1 to Institutional Planned Development No. 1, as amended

**Purpose:** The Applicant requests a rezoning of the subject property from Institutional Planned Development No 1 to Institutional Planned Development No. 1, as amended, to allow for the historic reuse of the existing 6-story building as a residential building containing up to 84 dwelling units.

**NO. 18781 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3914**

PASS AS REVISED

Common Address: 3110-3250 S St. Louis Ave

Applicant: 31<sup>st</sup> Street Operations LLC

Owner: 31<sup>st</sup> Street Operations LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District, M2-1 Light Industry District and M3-3 Heavy Industry District to M3-1 Heavy Industry District and then to a Industrial Planned Development

Purpose: The existing one-story industrial building, located near the north end of the property, will remain and be renovated (18,525 square feet approx.), to include the build out of a partial mezzanine level (second floor). This building will contain the business offices and maintenance shop for the proposed operations. The other two existing structures will both be razed. The subject site will operate as an automobile "salvage yard"-including, as a part thereof: Class I, Class II, Class IV-A and Class IV-B Recycling Facility operations, with storage and sales of various automobile parts, recycling of automobile fluids, crushing of used automobiles, and on-site exterior auto storage. A new one-story building (11,400 square feet) will be erected, at the south end of the property, which will contain the facility's car crushing operations. There will also be a total of one-hundred (100) parking spaces located on-site. The existing one-story building is concrete and steel in construction and will measure 28'-0" (approx.) in height

**NO. 18861 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #02016-4779**

PASS AS AMENDED  
PASS AS REVISED

Common Address: 100-136 N Carpenter Street; 1033-1057 W Randolph St; 101-137 N Aberdeen St; 1032-1056 W Washington Boulevard

Applicant: 110 N Carpenter St LLC

Owner: 110 N Carpenter St LLC

Attorney: Rich Klawiter and Katie Jahnke Dale

Change Request: DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District and then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the DX-3 Downtown Mixed-Use District to the DX-5 Mixed-Use District then to a Business Planned Development to permit the construction of an approximately +/-150' commercial building with a minimum of 87 parking spaces, and accessory and incidental uses

**NO. 18721-T1 (31<sup>st</sup> WARD) ORDINANCE REFERRED (4-13-16)**  
**DOCUMENT #02016-2594**

PASS AS REVISED  
TYPE 1 PLANS AMENDED

Common Address: 4001-4059 W Diversey; 4018-4058 W Parker; 2733-2759 N Karlov; 2748-2758 N Pulaski

Applicant: The Fields Retail LLC

Owner: Please see application for list of owners

Attorney: Kevin Wolfberg

Change Request: M1-1 Limited Manufacturing/ Business Park District to C2-1 Motor Vehicle Related Commercial District

Purpose: to allow for a proposed commercial development containing three retail buildings with a total square footage of 56,136 sq.ft. with 172 parking spaces

**NO. 18779 (31<sup>st</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3896**

**Common Address:** 2662 N Cicero Ave

**Applicant:** Michael Motors Ltd d/b/a Windy City Motors

**Owner:** MAC Series Two, LLC 2662

**Attorney:** Pericles Abbasi

**Change Request:** B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** After the rezoning, the property will continue to be used as an Automobile dealership and repair shop. No changes will be made to the existing one-story 14,700 square foot commercial office/showroom/repair garage building. There will be no dwelling units. There is not now and will not be customer parking(only inventory car parking on the commercial lot).

**NO. 18404 T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT #02015-4624**

**PASS AS AMENDED**  
**TYPE 1 PLANS AMENDED**

**Common Address:** 1868-78 North Milwaukee Avenue

**Applicant:** Michael Cordaro

**Owner:** Michael Cordaro

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-3 Community Shopping District and B2-2 Neighborhood Mixed-Use District to B3-S Community Shopping District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building, with commercial space and parking at grade level and dwelling units above. The new proposed building will contain two commercial/retail spaces (2,638 square feet and 2,082 square feet), fronting Milwaukee Avenue, at grade level, with thirty-eight dwelling units (apartments) above (Floors 2-6). There will also be garage parking for nine (9) vehicles located within the rear (grade level) of the proposed new building and twelve (12) exterior parking spaces located at the rear of the building, for a total of twenty-one (21) on-site parking spaces. The proposed new building will measure 76'-5" in height and be masonry in construction, with glass and wood accents

**NO. 18712 (35<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1637**

**Common Address:** 3545 W Palmer St.

**Applicant:** 3545 Palmer LLC

**Owner:** 3545 Palmer LLC

**Attorney:** Andrew Scott

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The applicant proposes to redevelop the vacant building to permit three dwelling units and no commercial space. The project will also include approximately three off street parking spaces. The height shall remain unchanged at three stories.

**NO.18521 (40<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6411**

**Common Address:** 5550 N Ashland

**Applicant:** AB Marathon Ltd.

**Owner:** AB Marathon Ltd.

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

**Purpose:** The Applicant is seeking a zoning amendment in order to permit a one-story addition to the existing motor vehicle repair building located at the subject property. The proposed building addition will contain 220 sq. ft. of total building area. The building addition will contain a third automobile repair bay on site. The proposed addition will be approximately 17 ft. in height and match the existing building's height. The ten (10) onsite parking spaces will remain without change. The gasoline pumping island and canopy will remain without change.

**NO. 18710 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1635**

PASS AS REVISED

**Common Address:** 430-438 N LaSalle St; 142-50 W Hubbard St

**Applicant:** PG Development LLC

**Owner:** Hubbard LaSalle LLC

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** DX-7 Downtown Mixed Use District to a Business Planned Development

**Purpose:** a 17 story 200 mixed use building containing retail space on the ground floors and 199 room hotel on the upper floors

**NO. 18657 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-648**

PASS AS REVISED

**Common Address:** 701-711 N. Orleans St.; 300-330 W. Huron St.; 700-710 N. Franklin St.

**Applicant:** JFJ 300 Huron LLC

**Owner:** 701-707 N. Orleans LLC

**Attorney:** Meg George at Neal and Leroy LLC

**Change Request:** DX-5 Downtown Mixed-Use District to Residential Business Planned Development

**Purpose:** Applicant intends to develop the vacant lot into a 24 story (298' high) residential building with approximately 71 dwelling units, 71 accessory parking spaces, 13,000 sq ft of commercial space

**NO. 18689 (44<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1614**

PASS AS REVISED

**Common Address:** 450-454 W Belmont Ave

**Applicant:** 450 W Belmont Properties LLC

**Owner:** John G. Crowley

**Attorney:** Katriina McGuire/ Thompson Coburn LLP

**Change Request:** RM-6.5 Residential Multi Unit District to a Residential Planned Development

**Purpose:** 179 ft tall multi-family residential dwelling unit building with 95 dwelling units, 50 parking spaces, and 95 bicycle parking spaces

**NO. 18874 (48<sup>th</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #02016-4800**

PASS AS REVISED

**Common Address:** 6250 N Sheridan Road and 6217-21 N Kenmore Ave

**Applicant:** Convent of the Sacred Heart of Chicago IL

**Owner:** Convent of the Sacred Heart of Chicago IL

**Attorney:** Joe Gattuso

**Change Request:** Institutional Planned Development No. 788 and RM-6 Residential Multi Unit District to Institutional Planned Development as amended

**Purpose:** The property will continue to be used as a school including related and accessory uses.